

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 HAVANA CRESCENT FRANKSTON VIC 3199

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Frankston

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 DRUM CLOSE FRANKSTON VIC 3199	\$735,000	07-Feb-24
23 ESCABON GROVE FRANKSTON VIC 3199	\$715,000	08-Mar-24
2 BARITE PLACE FRANKSTON VIC 3199	\$707,000	01-Apr-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 April 2024

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9 DRUM CLOSE FRANKSTON VIC 3199

Sold Price

^{RS}

\$735,000

Sold Date

07-Feb-24

 3

 1

 2

Distance

0.48km



23 ESCABON GROVE FRANKSTON VIC 3199

Sold Price

^{RS}

\$715,000

Sold Date

08-Mar-24

 3

 1

 2

Distance

0.52km



2 BARITE PLACE FRANKSTON VIC 3199

Sold Price

^{RS}

\$707,000

^{UN}

Sold Date

01-Apr-24

 3

 1

 1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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